

LEGISLATIVE DIGEST

(Revised 7/8/19)

[Administrative Code - Senior Operating Subsidies Program Fund]

Ordinance amending the Administrative Code to establish the Senior Operating Subsidies (SOS) Program Fund to be used to lower rents in housing developments occupied by low-income senior citizens.

Existing Law

Currently, there is no local fund to receive monies that are appropriated or donated for the purpose of subsidizing housing for senior citizens.

Amendments to Current Law

The proposed ordinance would establish the Senior Operating Subsidies (SOS) Program Fund (the "SOS Fund") as a category four fund to receive any monies appropriated or donated for the purpose of providing project-based subsidies to new senior affordable housing developments funded by the City so that the rent for designated units in such developments may be set and maintained at the maximum rent to be charged to senior households with an income of 15% or 25% of area median income.

The Department of Aging and Adult Services ("DAAS") would administer the SOS Fund, and in such capacity would enter into grant agreements for terms of no less than 15 years with operators of new senior affordable housing developments to subsidize rents of designated units. DAAS would be required to establish minimum requirements for project eligibility, including but not limited to: (1) the affordable housing development must be subject to enforceable income and affordability restrictions through a recorded loan, grant, or ground lease from the Mayor's Office of Housing and Community Development ("MOHCD") or the Office of Community Investment and Infrastructure; (2) the affordable housing development must contain residential rental units restricted to low-income senior households; and (3) the affordable housing development must have secured financing to restrict a portion of the residential units at or below 60% of area median income, as published by MOHCD.

DAAS would be authorized to publish program regulations as appropriate to administer the SOS Fund.